

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

301/32 LILYDALE GROVE HAWTHORN EAST VIC 3123

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$280,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Hawthorn East

Period-from

01 Jun 2021

to

31 May 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

214/32 LILYDALE GROVE HAWTHORN EAST VIC 3123	\$300,000	25-Mar-21
2/76A CAMPBELL ROAD HAWTHORN EAST VIC 3123	\$300,000	05-Apr-22
5/506 GLENFERRIE ROAD HAWTHORN VIC 3122	\$300,000	25-Apr-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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**214/32 LILYDALE GROVE
HAWTHORN EAST VIC 3123**

1 1 -

Sold Price **\$300,000** Sold Date **25-Mar-21**

Distance -



**2/76A CAMPBELL ROAD
HAWTHORN EAST VIC 3123**

1 1 -

Sold Price ^{RS} **\$300,000** ^{UN} Sold Date **05-Apr-22**

Distance **1.34km**

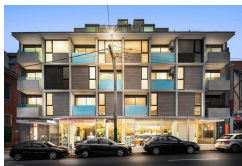


**5/506 GLENFERRIE ROAD
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$300,000** Sold Date **25-Apr-21**

Distance **1.42km**



**302/383 BURWOOD ROAD
HAWTHORN VIC 3122**

1 1 1

Sold Price **\$285,000** Sold Date **22-Jun-21**

Distance **0.95km**

RS = Recent sale

UN = Undisclosed Sale

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